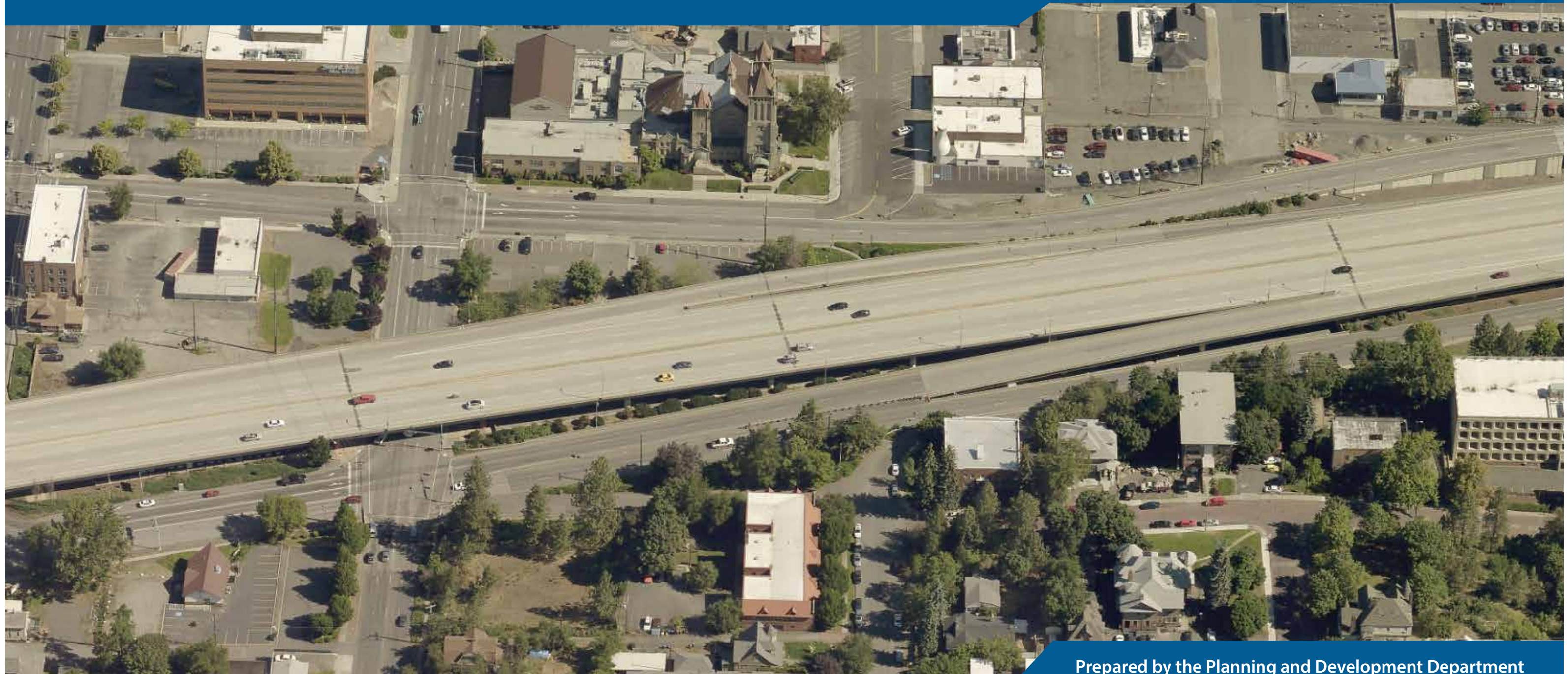




MAPLE STREET TO JEFFERSON STREET GATEWAYS MASTER PLAN

*Stakeholder Meeting #1
February 27, 2018*



Prepared by the Planning and Development Department

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INTRODUCTIONS



City of Spokane

Omar Akkari, Project Manager
Kevin Freibott, Planner
Dean Gunderson, Urban Designer



AHBL Consultant Team

Craig Andersen, Project Manager
Len Zickler, Principal
Erick Fitzpatrick, Civil Engineer
Kevin Cash, Landscape Architect

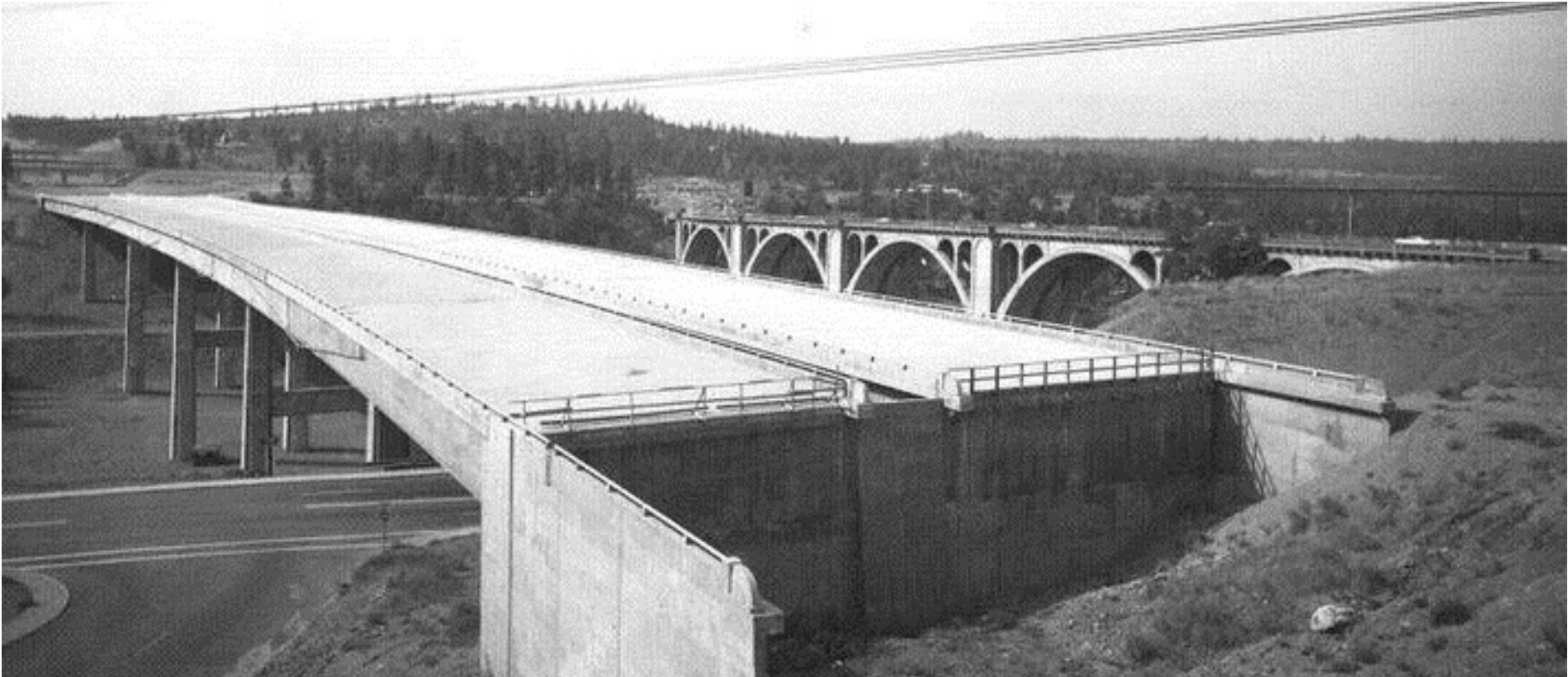
Steering Committee Members

Mark Richard	Downtown Spokane Partnership
Alan Chatham	Riverside Neighborhood
Patricia Hansen	Cliff Cannon Neighborhood
Gene Merrithew	First Presbyterian Church
TBD	Parking Advisory Committee
Carlos Herrera	Milk Bottle Building Owner
David Buescher	Spokane Arts / DRB Member
Char Kay	WSDOT
Christopher Wherity	MultiCare Health System
Roger Watkins	Spokane Transit Authority
TJ Hake	Visit Spokane



BACKGROUND

Highway System

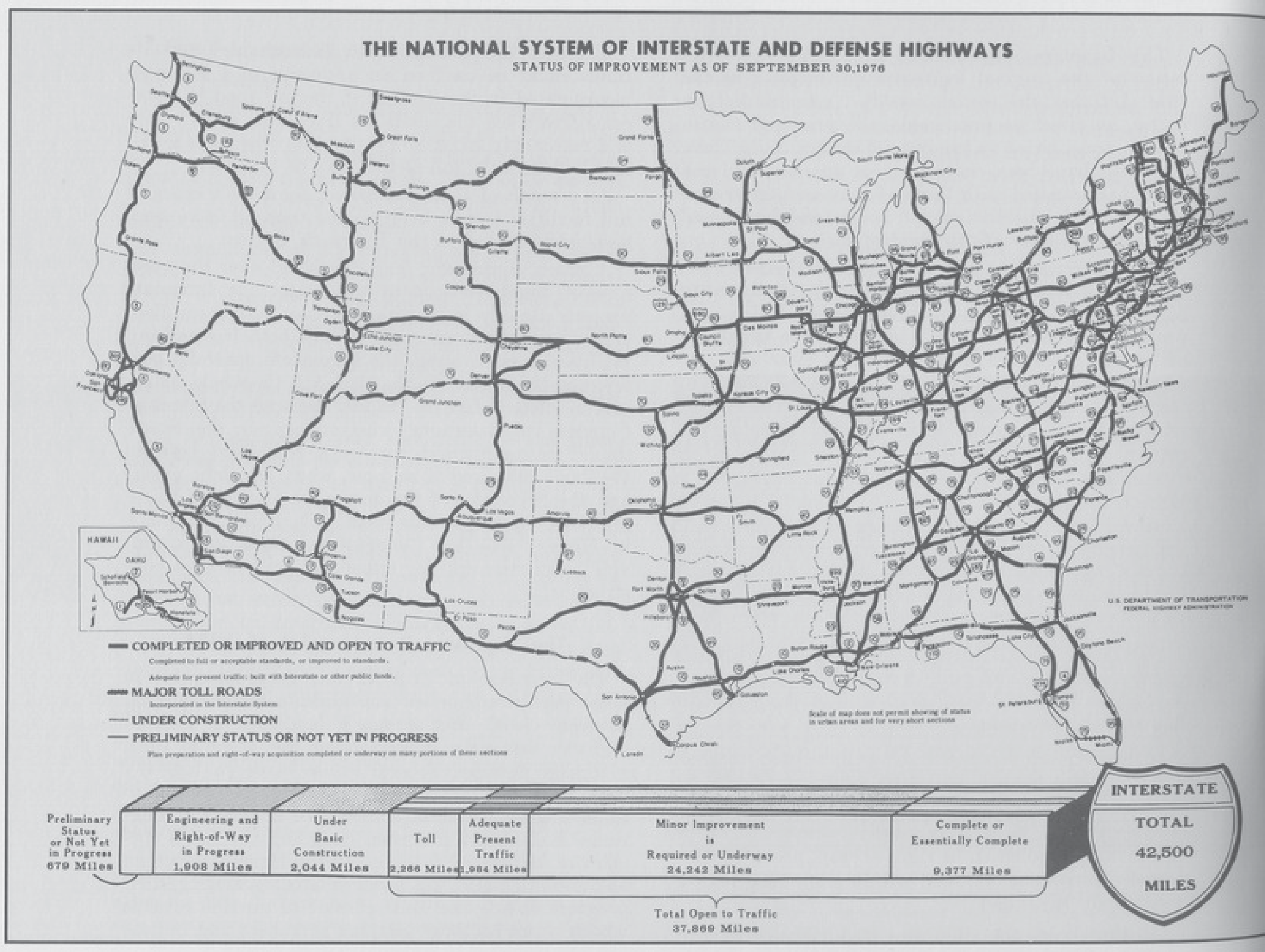


BACKGROUND
I-90 Freeway



BACKGROUND

I-90 Freeway



BACKGROUND
I-90 Freeway



BACKGROUND

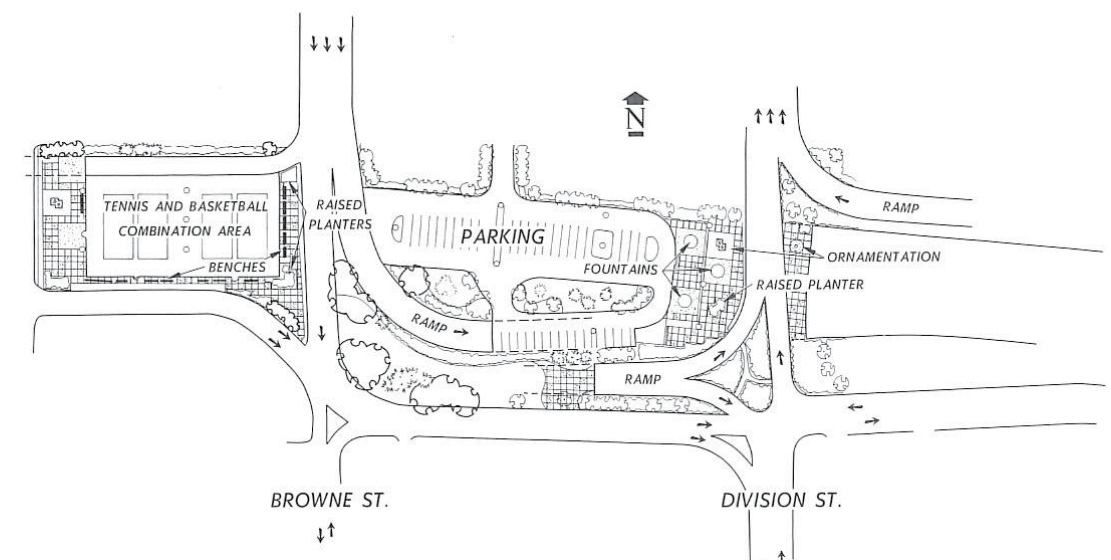
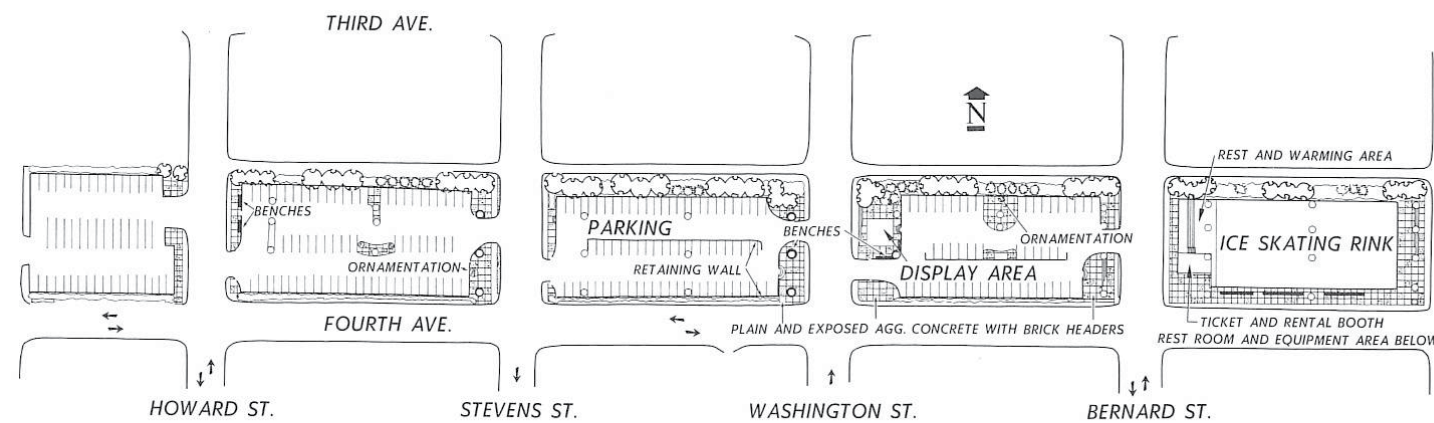
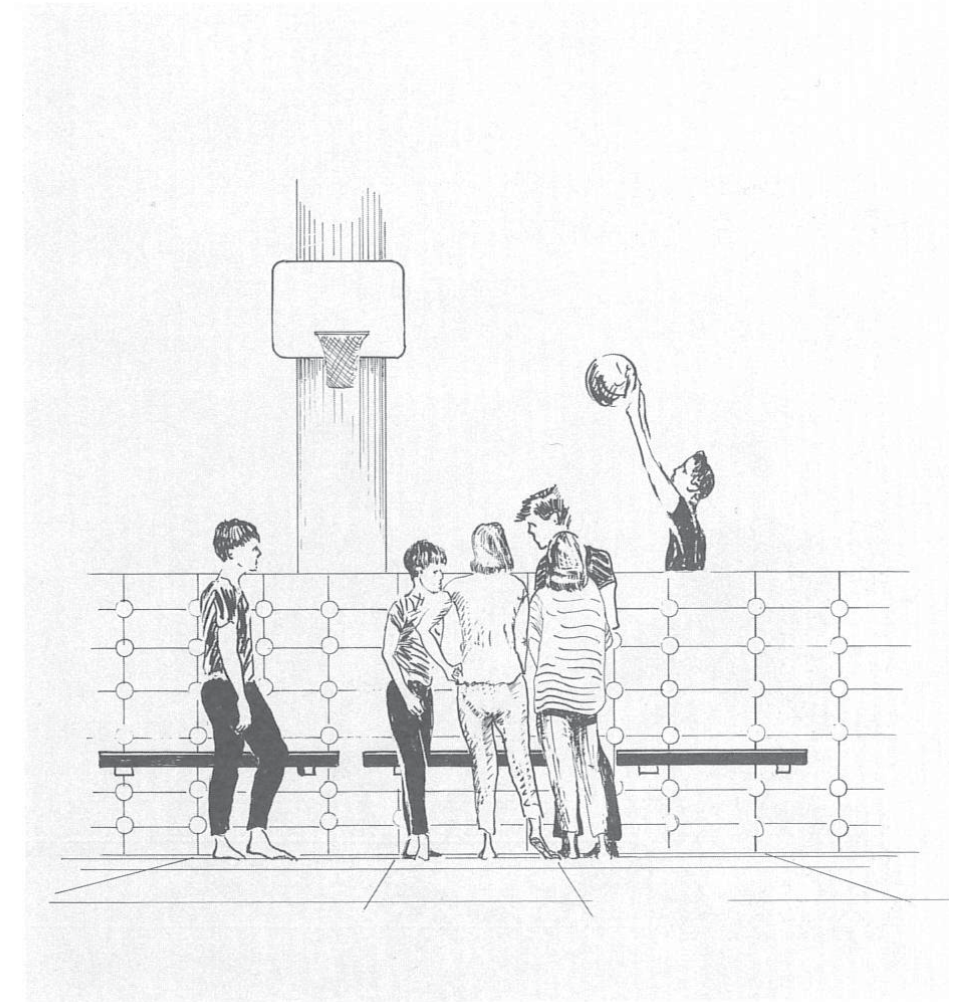
Highway System



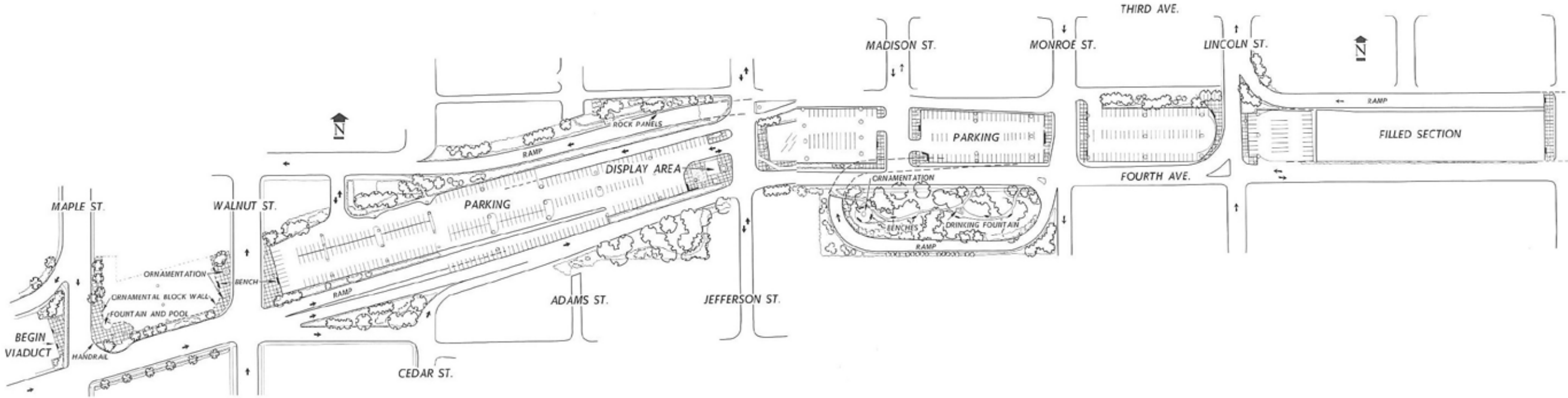
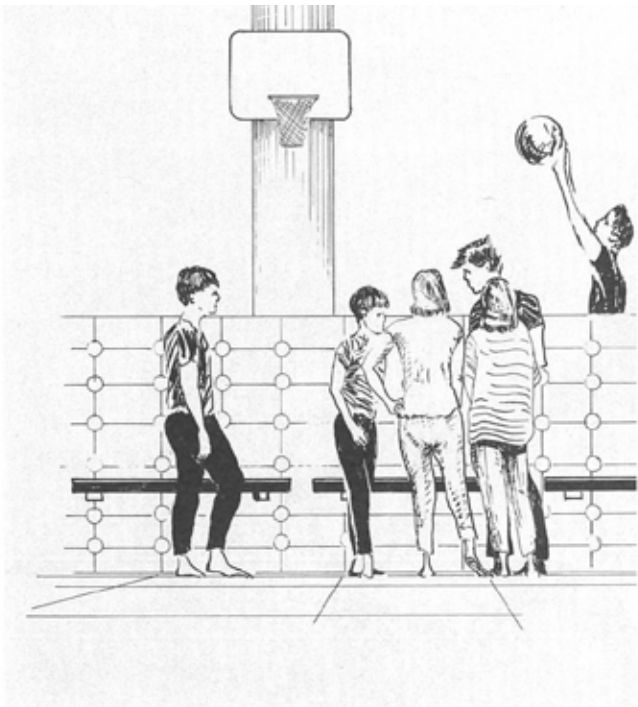
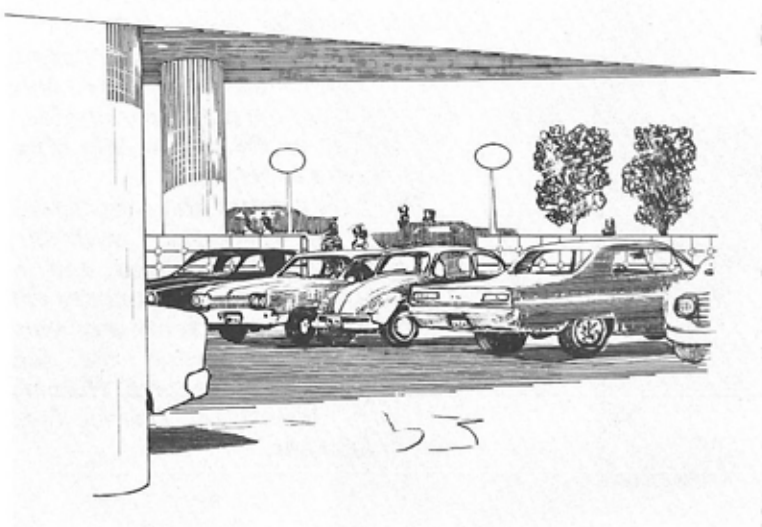
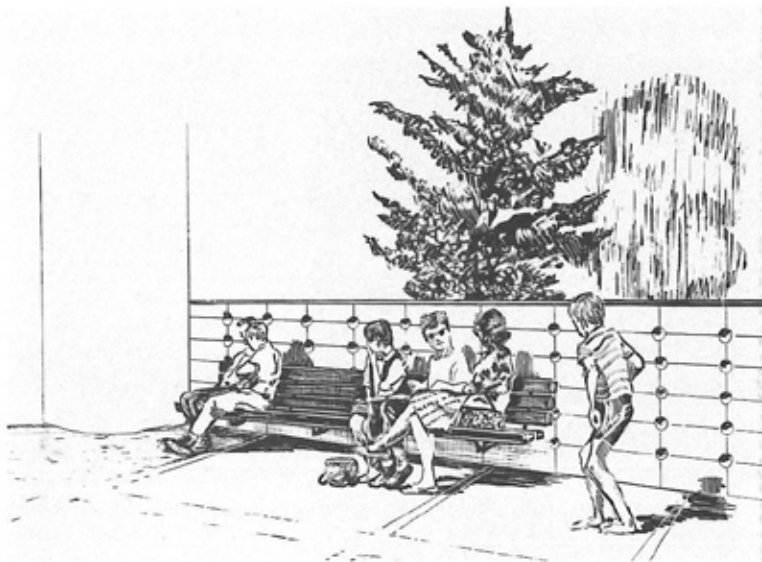
Facilities designed to meet the needs of people will range from comfortable benches along the entire section to playground facilities adjacent to Lewis and Clark High School, an ice skating rink, and combination tennis and basketball courts. Paved parking spaces for 800 cars will also be available. The 15 mini-parks, numerous fountains, and wading pools and special display spaces will make this a popular place for all people to visit.

The City of Spokane will operate and maintain the entire 15-block area. Revenue from the public parking facilities will go to the city to help offset maintenance expenses.

"We have planned and designed this area in full cooperation with city officials, civic organizations, and individuals so that the community will have a useful and attractive area when we completely develop the subviaduct area," said Walter R. Horning, Highways Department District Engineer in Spokane.



SPOKANE - Developing Future Trails



BACKGROUND

Aging Infrastructure



BACKGROUND
Aging Infrastructure



BACKGROUND

Project Background

Introduction

Spokane is a beautiful city, but our gateways along I-90 have been long neglected and are in need of attention. This project hopes to develop a series of gateways that leave a lasting positive impression on both visitors and residents as they come and go from our city.

Description of Project

The City under direction from Mayor Condon, has made it a priority to improve the gateways and areas adjacent to and under I-90. The City of Spokane has already taken some initial actions to improve and plan for the corridor in select areas and is now in the process of developing a publicly-vetted master plan for future gateway improvements located between Maple and Jefferson streets.

The purpose of this latest Gateway project is to:

- Determine a recommended approach for improving the city's appearance as viewed by motorists entering or exiting from I-90 at Maple-Walnut Streets and on the westbound off-ramp at Jefferson;
- Improve local pedestrian safety and comfort while discouraging loitering and panhandling;
- Establish a design theme that helps communicate Spokane's unique and valued local character;
- Potentially treat stormwater from I-90 in specific locations; and
- Develop a master plan that will guide future design and project implementation in the project area.



BACKGROUND

Other Gateway Projects



DIVISION GATEWAY



LINCOLN GATEWAY



MONROE GATEWAY / STORMWATER FACILITY



ROCK PLACEMENT WORK



LED LIGHTING UPGRADES



JEFFERSON PARK AND RIDE

CONTEXT ANALYSIS

Site Location

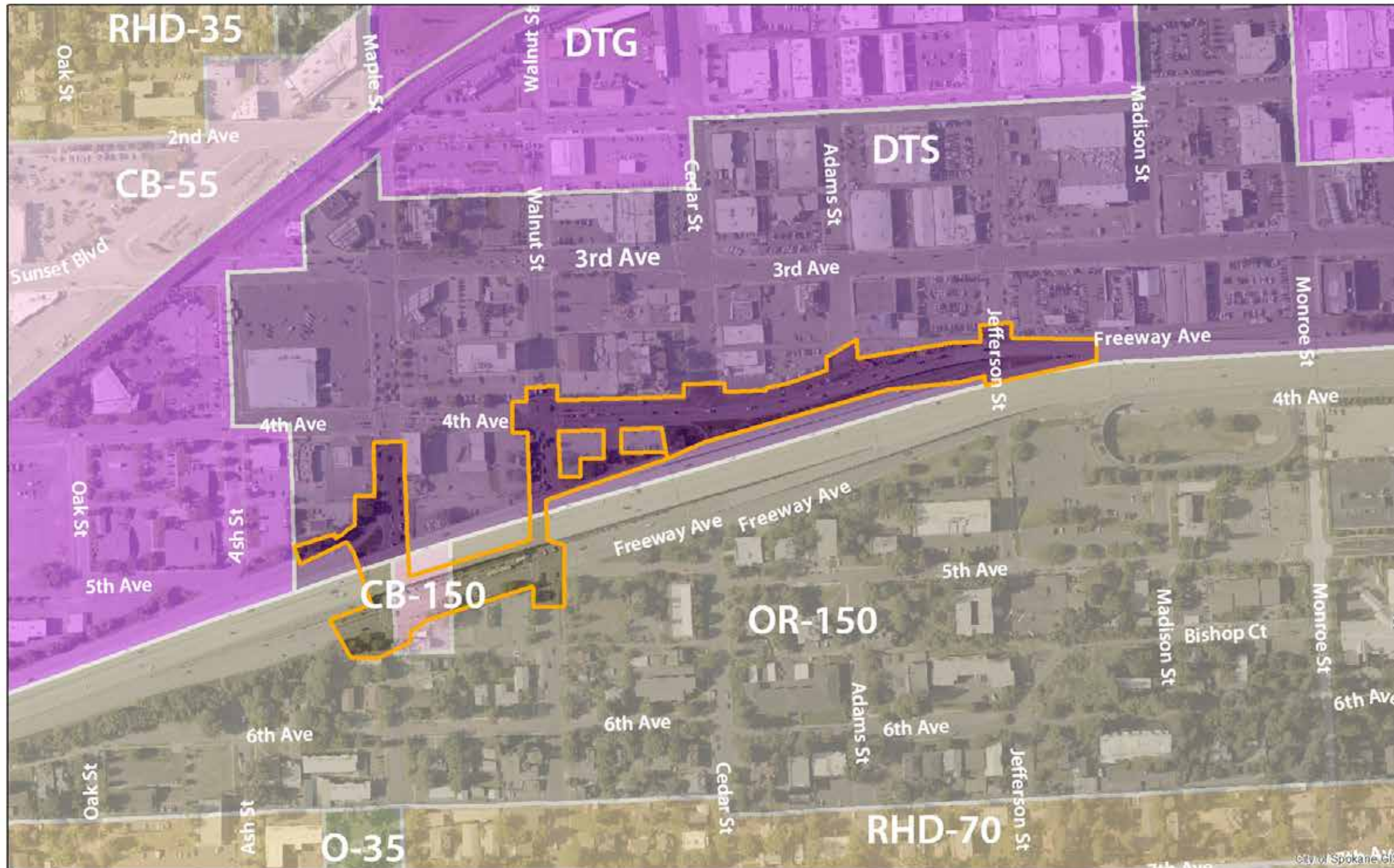
Map Key

 SITE BOUNDARY



CONTEXT ANALYSIS

Zoning



Map Key












- SITE BOUNDARY
- CB | COMMUNITY BUSINESS
- DTG | DOWNTOWN GENERAL
- DTS | DOWNTOWN SOUTH
- OFFICE
- OFFICE RETAIL
- RESIDENTIAL HIGH DENSITY



CONTEXT ANALYSIS

Property Use

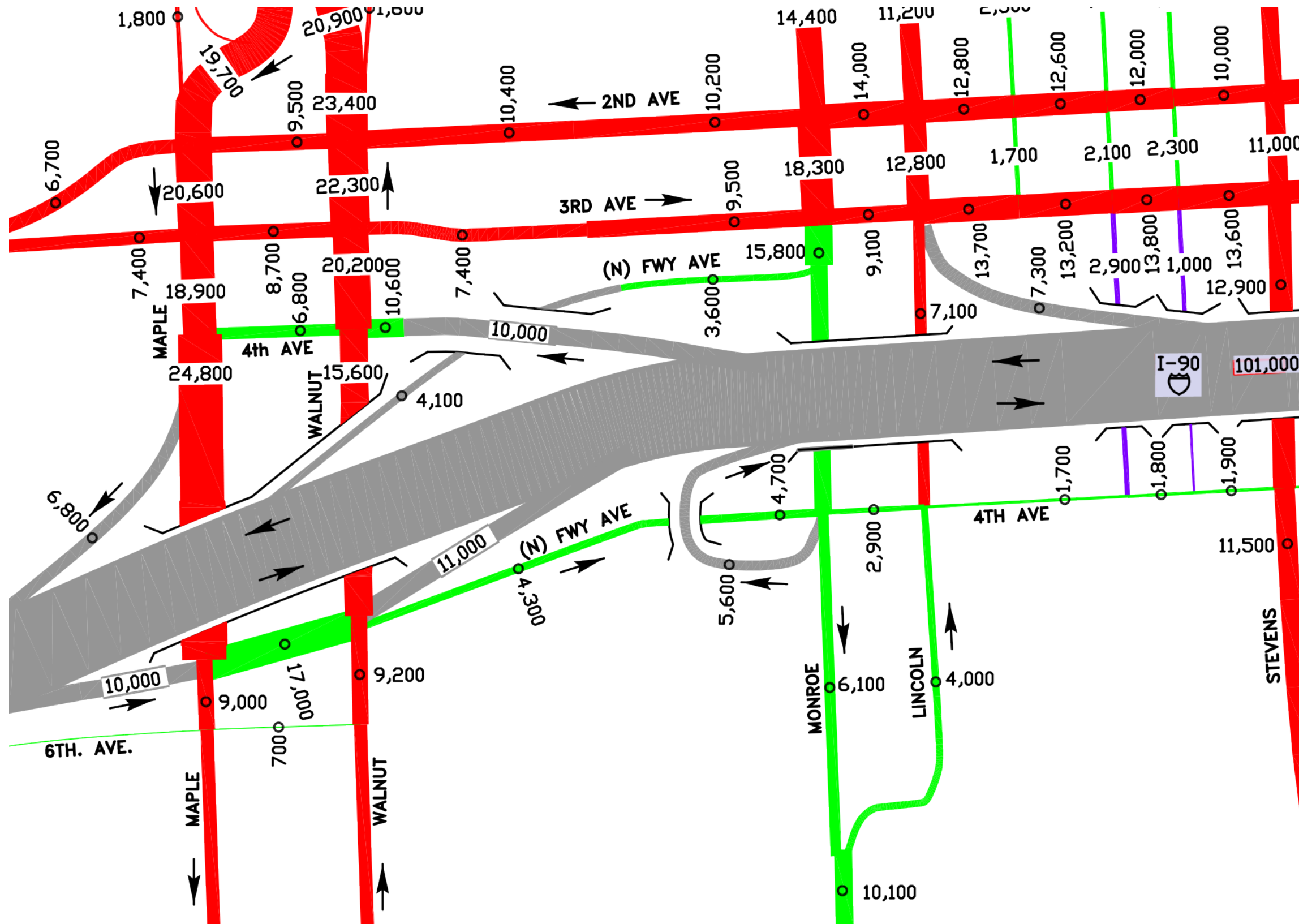
Map Key

- | | |
|---|---------------------------|
|  | SITE BOUNDARY |
|  | CHURCHES |
|  | HOTEL / CONDO |
|  | RETAIL |
|  | SERVICE |
|  | SINGLE UNIT |
|  | TWO-TO-FOUR UNIT |
|  | FIVE-PLUS UNIT |
|  | TRANSPORTATION - PARKING |
|  | TRANSPORTATION - RAILROAD |
|  | VACANT LAND |



CONTEXT ANALYSIS








2017 Traffic Counts

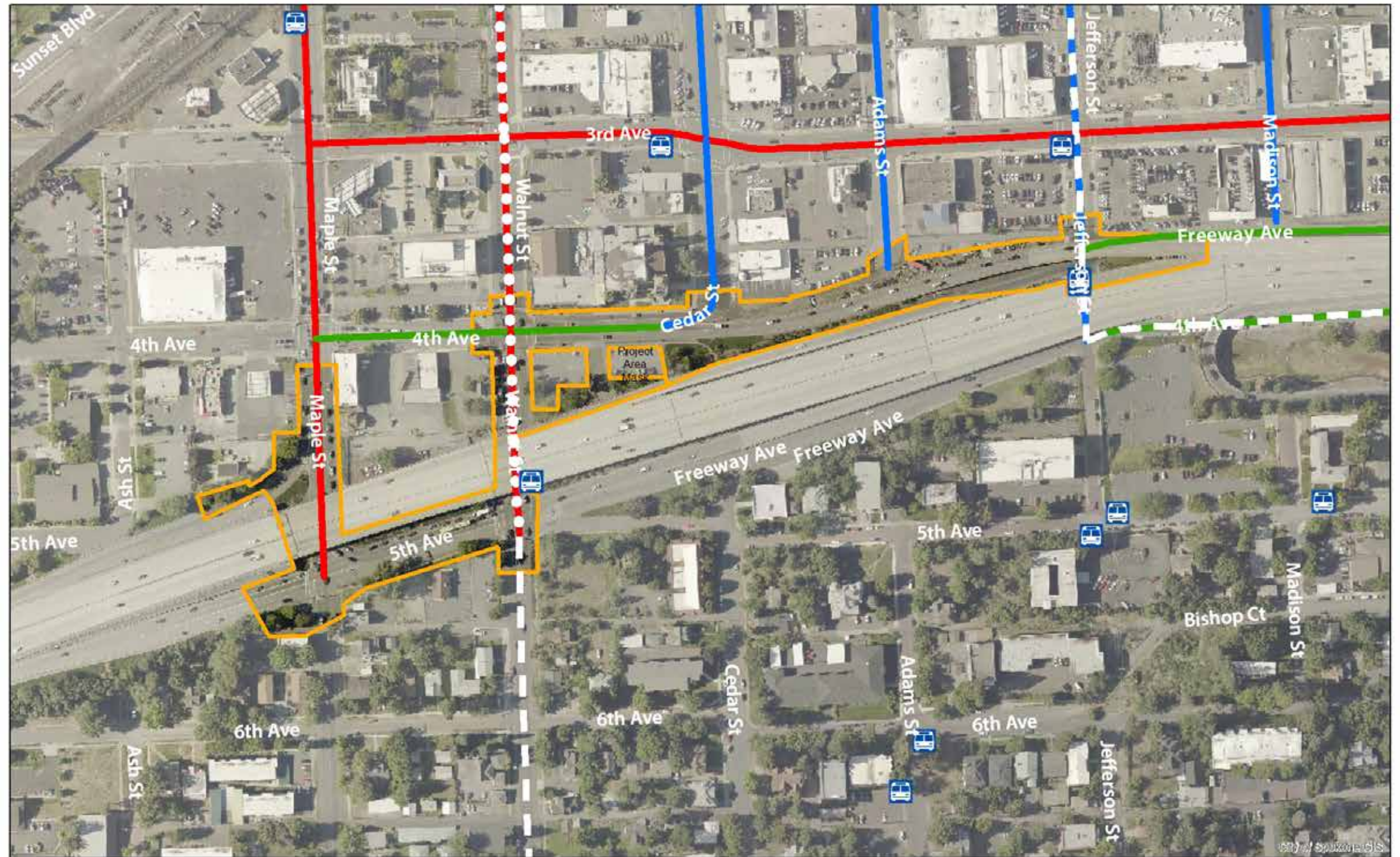


CONTEXT ANALYSIS

Traffic Flow

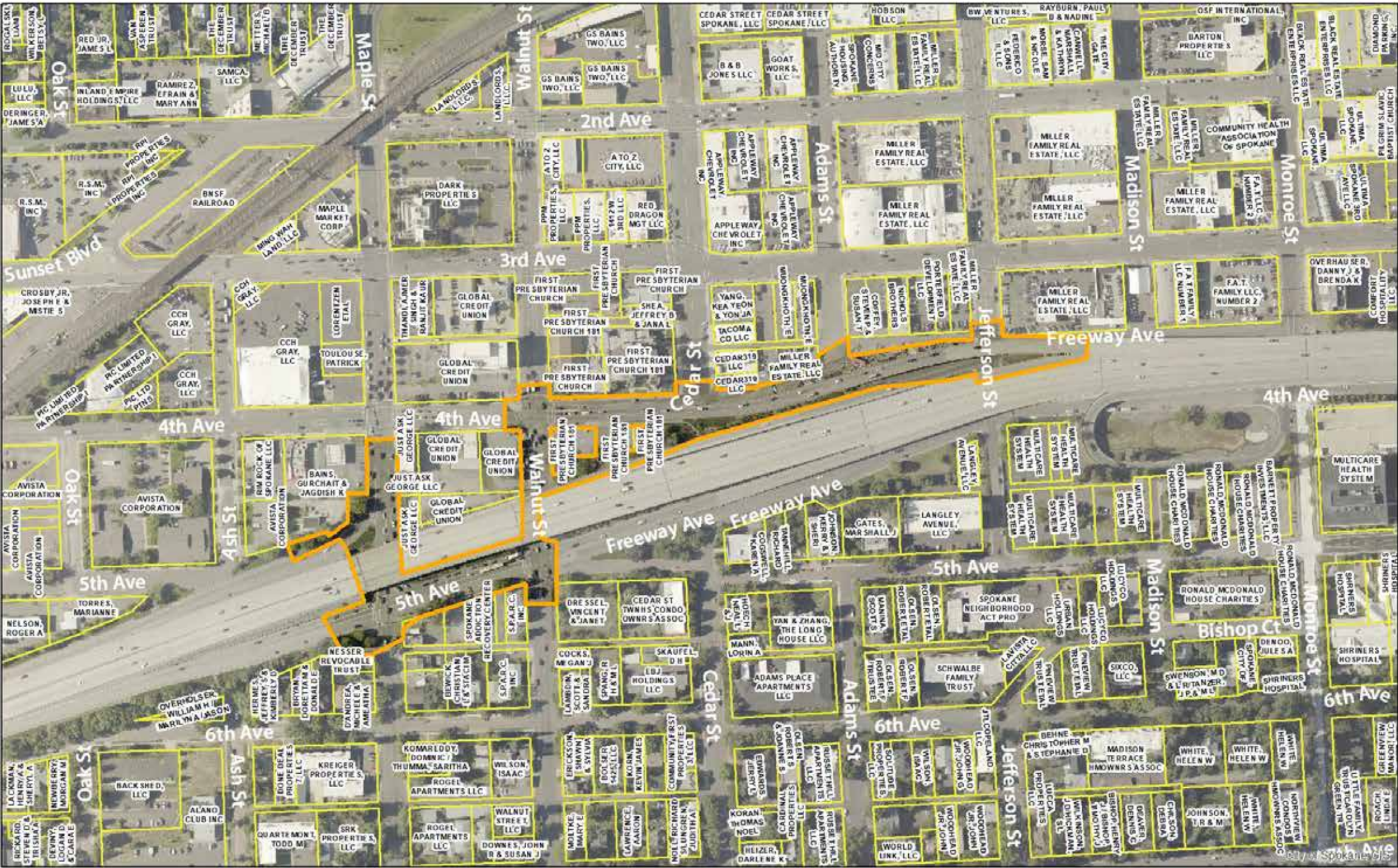
Map Key

-  SITE BOUNDARY
-  TYPE II COMPLETE STREET
-  TYPE III COMPLETE STREET
-  TYPE IV COMPLETE STREET
-  BICYCLE LANE
-  SHARED ROADWAY
-  STA BUS STOPS



CONTEXT ANALYSIS

Parcel Ownership



Map Key

- SITE BOUNDARY
- PARCEL | OWNER NAME

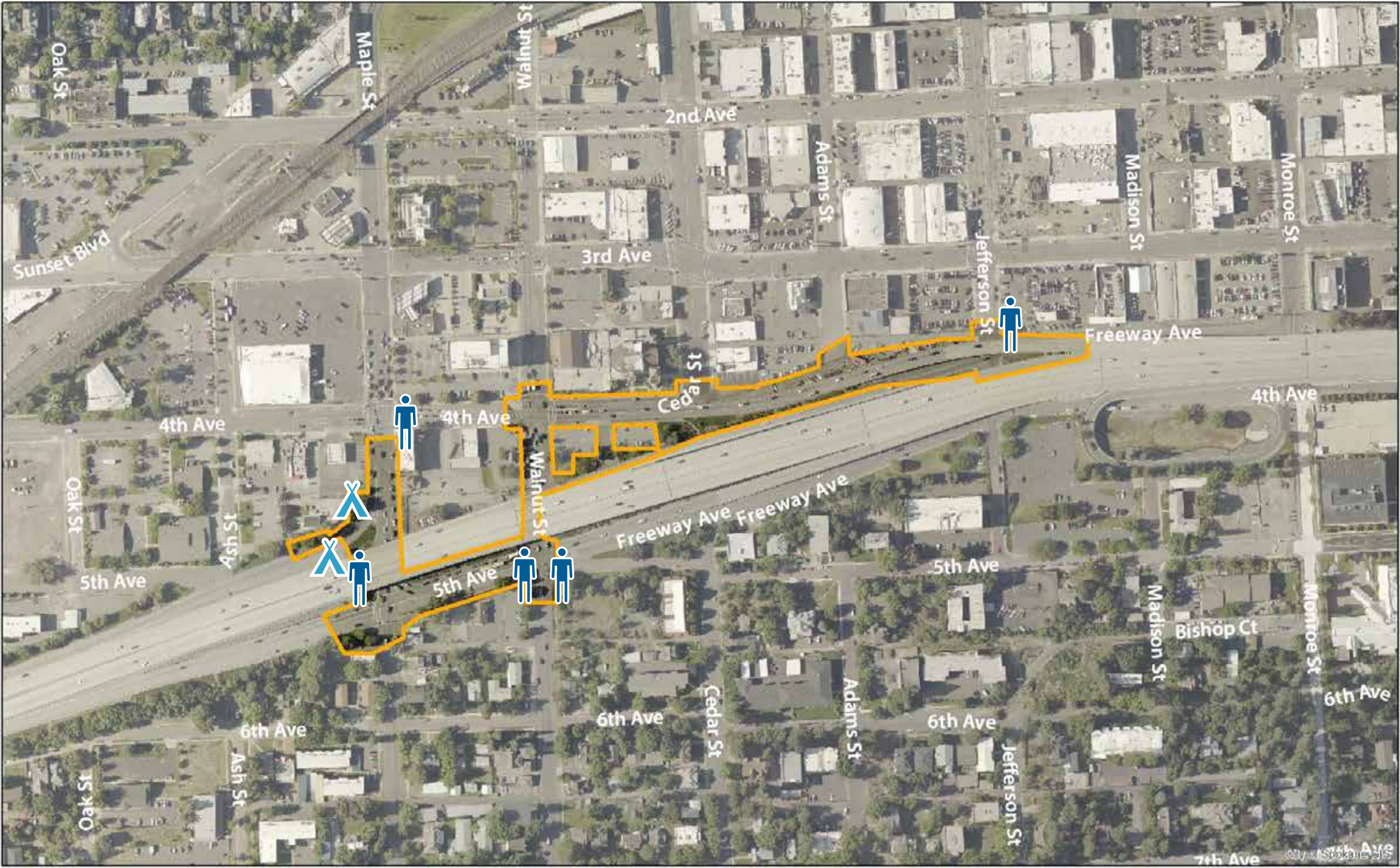


CONTEXT ANALYSIS

Panhandling / Encampment Locations

Map Key

-  SITE BOUNDARY
-  PANHANDLING
-  ENCAMPMENT



CONTEXT ANALYSIS

Existing + Proposed Prominent Locations

Map Key

 SITE BOUNDARY

EXISTING PROMINENT LOCATIONS

- 1 AVISTA PROJECT CENTER
- 2 CHEVRON / MCDONALD'S
- 3 GROCERY OUTLET
- 4 IMPREZZIO
- 5 GLOBAL CREDIT UNION
- 6 MAPLEHURST BUILDING
- 7 FIRST PRESBYTERIAN CHURCH OF SPOKANE
- 8 MILK BOTTLE
- 9 SILVER STAR AUTOMOTIVE
- 10 NICHOLS BROTHERS MOTOR
- 11 LARRY H. MILLER HONDA
- 12 STA | LINCOLN ST PARK & RIDE
- 13 MONROE STORMWATER GATEWAY
- 14 MULTICARE HOSPITAL
- 15 MOD HAIR AND BODY

FUTURE PROMINENT LOCATIONS

- 1 STARBUCKS
- 2 GLOBAL CREDIT UNION SOUTH
- 3 SE MAPLE ST AND 5TH AVE PROPERTY



CONTEXT ANALYSIS

Existing + Proposed Prominent Locations



1 AVISTA PROJECT CENTER



2 CHEVRON / MCDONALD'S



3 GROCERY OUTLET



4 IMPREZZIO



5 GLOBAL CREDIT UNION



6 MAPLEHURST BUILDING



7 FIRST PRESBYTERIAN CHURCH OF SPOKANE



8 MILK BOTTLE



9 SILVER STAR AUTOMOTIVE

CONTEXT ANALYSIS

Existing + Proposed Prominent Locations



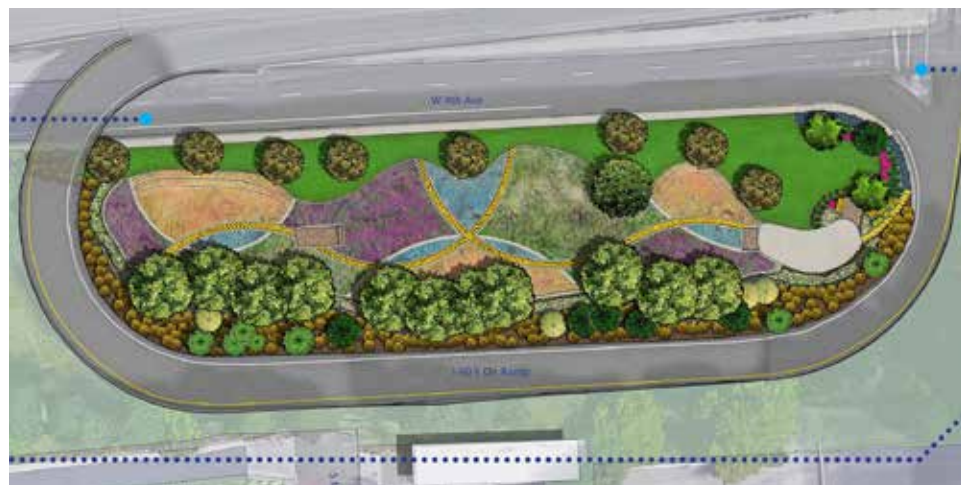
10 NICHOLS BROTHERS MOTOR



11 LARRY H. MILLER HONDA



12 STA | JEFFERSON PARK & RIDE LOT



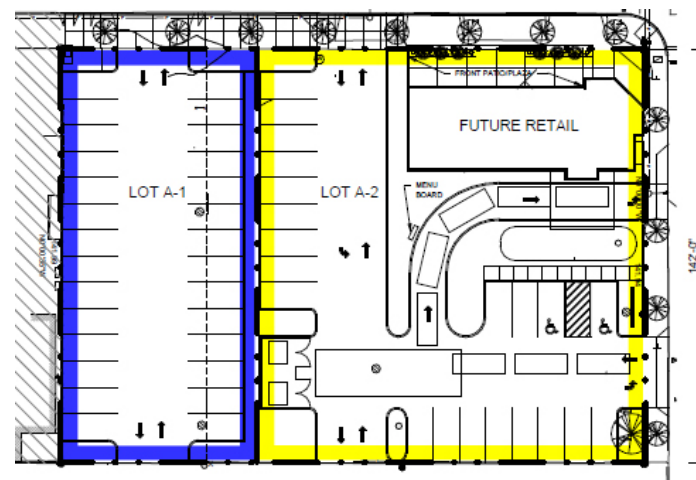
13 MONROE STORMWATER GATEWAY



14 MULTICARE HOSPITAL



15 MOD HAIR AND BODY



1 STARBUCKS



2 GLOBAL CREDIT UNION SOUTH



3 SE CORNER OF MAPLE ST AND 5TH AVE

CONTEXT ANALYSIS

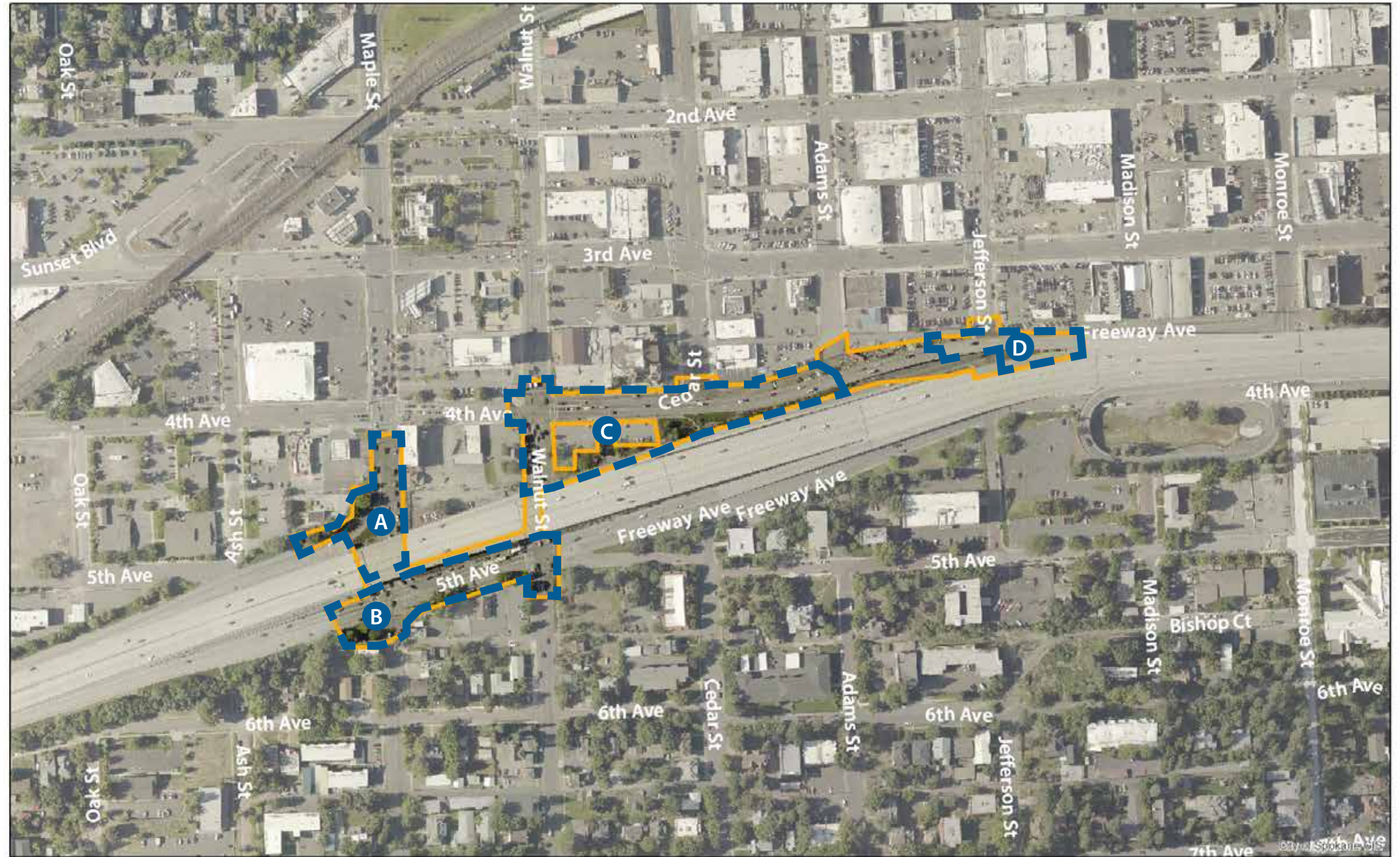
Design Priority Areas

Map Key



Design Priority Areas

- A** MAPLE STREET GATEWAY
- B** 5TH AVENUE GATEWAY¹
- C** 4TH AVENUE GATEWAY
- D** JEFFERSON STREET GATEWAY



SITE CONDITIONS

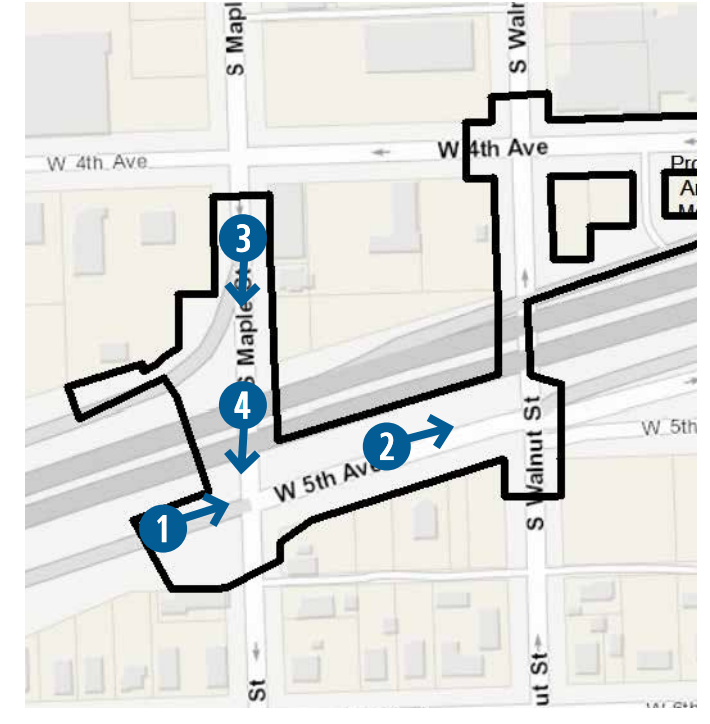
Site Photography



1 VIEW EAST FROM I-90 OFF RAMP ON 5TH AVE



2 VIEW EAST ON 5TH AVE



Location Map



4 VIEW SOUTH ON MAPLE ST AT I-90 ON RAMP



5 VIEW SOUTH ON MAPLE ST UNDER I-90

SITE CONDITIONS

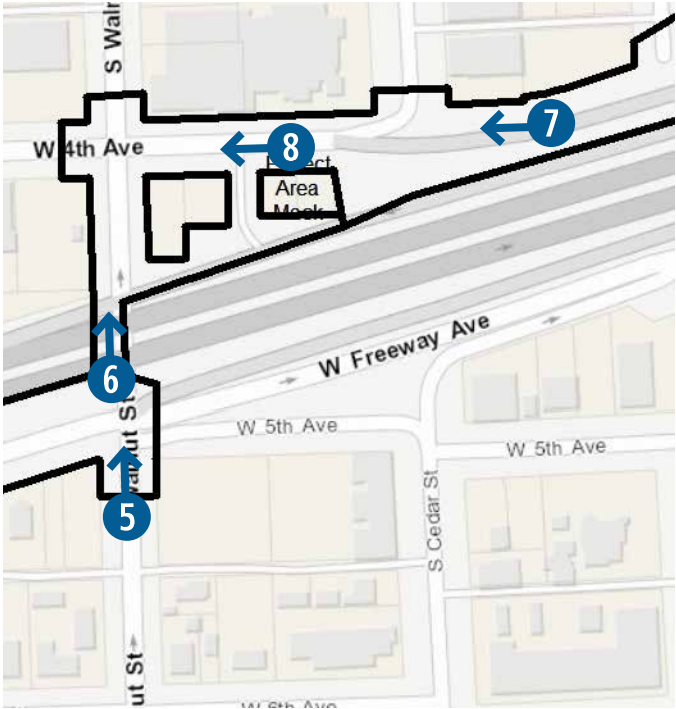
Site Photography



5 VIEW NORTH AT WALNUT ST AND 5TH AVE



6 VIEW NORTH WALNUT ST AT 4TH AVE



Location Map



7 VIEW WEST FROM I-90 ON RAMP TO 4TH AVE



8 VIEW WEST ON 4TH AVE

SITE CONDITIONS

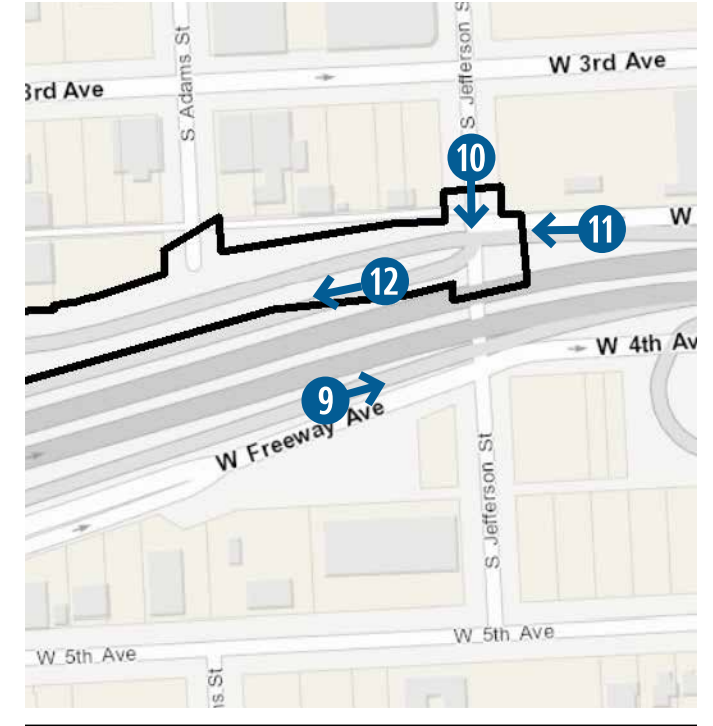
Site Photography



9 VIEW EAST FROM 4TH AVE



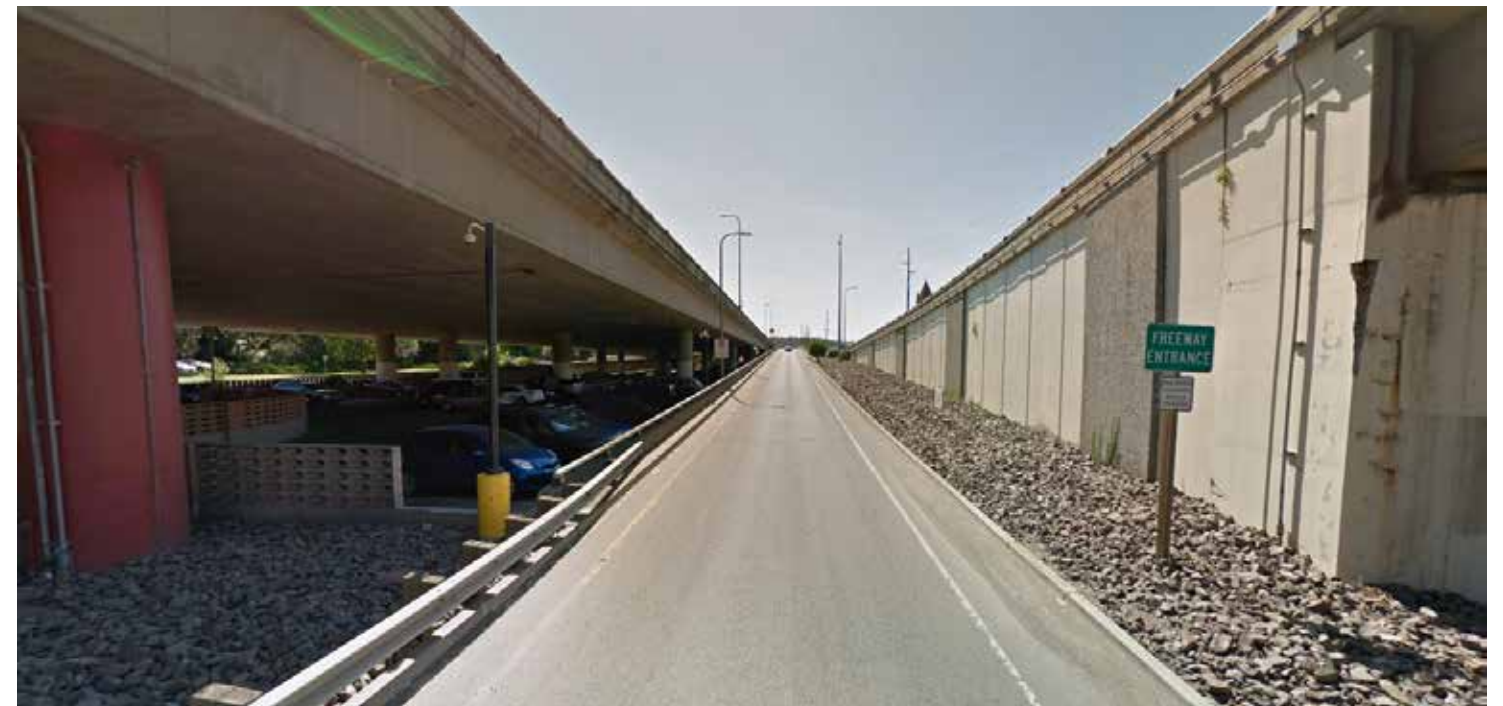
10 VIEW SOUTH ON JEFFERSON ST



Location Map



11 VIEW WEST AT JEFFERSON AND I-90 ON RAMP



12 VIEW WEST FROM THE I-90 ON RAMP



DISCUSSION
SWOT Analysis

STRENGTHS
.....
WEAKNESSES
.....
OPPORTUNITIES
.....
THREATS

What are the internal strengths?

What are the internal weaknesses?

What are the external opportunities?

What are the external threats?

What is quintessentially Spokane?

**This is your city, how would you
welcome people to it?**

What would you tell them about?

What would you show them first?

DISCUSSION

Probing Questions...

What themes would you suggest?

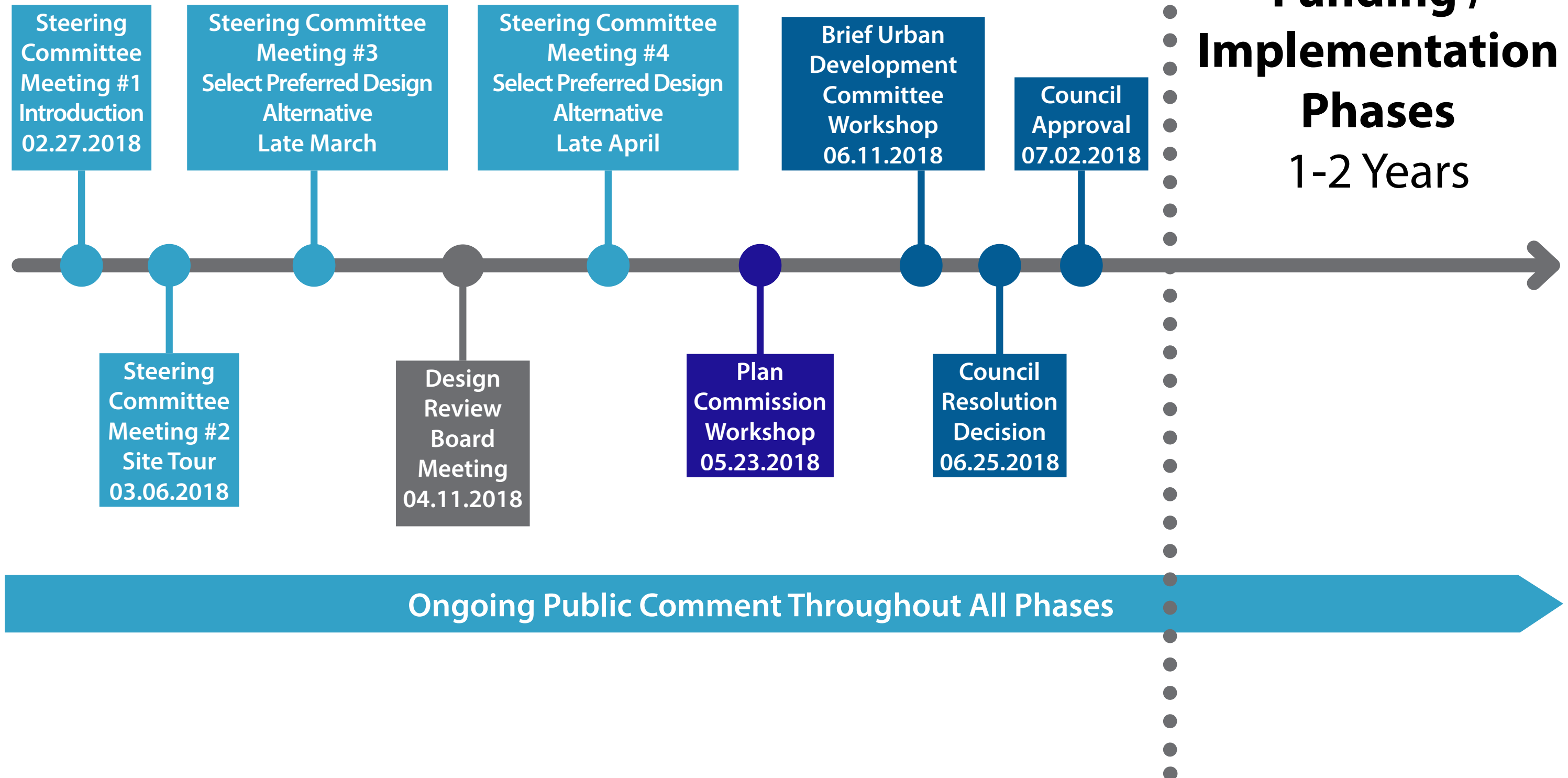
What types of gateway elements would you like to see in these areas? Can you think of some examples from other communities?

How would these elements solve an internal weakness or highlight an internal strength?

How would these elements capitalize on an external opportunity or minimize an external threat?

Master Planning Phase 3 Months

Funding / Implementation Phases 1-2 Years



Final Questions....

